

**CITY of YANKTON**  
**PLANNING COMMISSION MEETING MINUTES**  
**for**  
**July 8th, 2024**

Chairwoman Specht called the meeting to order at 5:30 PM.

**ROLL CALL:**

Present: Erickson, Kraft, Wenande, Sime, Mooney, Chairwoman Specht. City Commission Liaison Carda arrives at 5:32 PM as noted in the minutes.

Unable to attend: Pier Peterson.

Chairwoman Specht acknowledged public appearances. No public was in attendance.

**MINUTES – June 10th, 2024**

24-16 **MOTION** - It was moved by Commissioner Mooney and seconded by Commissioner Wenande to approve the minutes from June 10th, 2024.

**VOTE** - Voting “Aye” – all members present. Voting “Nay” – none.

**MOTION – PASSED**

**CONSENT ITEMS**

None.

**OLD BUSINESS:**

None.

**ADJOURN SINE DIE:**

Chairwoman Specht asked if there was a motion to Adjourn Sine Die.

24-17 **MOTION** - It was moved by Commissioner Sime and seconded by Commissioner Erickson to Adjourn Sine Die.

**VOTE** - Voting “Aye” – all members present. Voting “Nay” – none.

**MOTION – PASSED**

Welcome returning Planning Commission member Lynn Peterson and new members Brian Bertsch and Jerry Oster. City Commissioner Dave Carda has been appointed by the Mayor and City Commission to serve as the Planning Commission’s liaison to the City Commission.

City Commission Liaison Carda arrived.

**ROLL CALL:**

Present: Kraft, Wenande, Sime, Mooney, Bertsch, Oster, Erickson, Specht. City Commission Liaison Carda

Unable to attend: Peterson.

**ELECTION OF CHAIRMAN AND VICE-CHAIRMAN:**

Mr. Mingo asked if there were any nominations for Chair and or/ vice-chair.

Commissioner Sime nominated Deb Specht for Planning Commission Chairwoman and nominated Brad Wenande for Planning Commission Vice-Chair and further moved that all nominations cease, and a unanimous ballot be cast.

- 24-18 **MOTION** - It was moved by Commissioner Sime and seconded by Commissioner Bertsch to cease nominations for Planning Commission Chair and Vice-Chair and elect Deb Specht and Brad Wenande as Chair and Vice-Chair.

**VOTE:** Voting “Aye” - all members present. Voting “Nay” - none.

**MOTION – PASSED**

**NEW BUSINESS:**

1. **Action Item** – Review of the draft Five Year Capital Improvement Plan. City Manager, Amy Leon.

City Manager Leon presented to the Planning Commission the long-term trajectory of the community budget and highlights of the draft Five Year Capital Improvement Plan.

Commissioner Oster inquired about potential alternate spaces for consolidating the city fleet between Parks and Streets about the Streets Department's building remodel project. City Manager Leon stated that discussing all potential locations for combining our fleet into a more effective whole is beneficial. One advantage of utilizing our current location is that we already own it.

Commissioner Wenande agreed with the idea of the combined facility, as it proved beneficial for Northwestern Energy.

City Manager Leon continued about other projects.

Commissioner Bertsch inquired about the year City Hall was built. City Manager Leon stated 1935.

Commissioner Sime inquired about the usage of the City Hall gym and how the community utilizes it. City Manager Leon responded that the gym is used daily for activities such as pickleball, soccer, and basketball, as well as for hosting various events such as elections and receptions.

Commissioner Bertsch mentioned that The Center building, built in 1979, has outgrown itself over the past 45 years.

Commissioner Specht mentioned that the distress alarm system in the library's budget was listed as one dollar. Was that intentional or a mistake? Mr. Mingo said he would find out the answer and respond with a follow-up email.

Commissioner Bertsch mentioned that he recently visited the library in Norfolk, which he found to be a fantastic facility for children and outdoor space.

Commissioner Specht commented that the annual purchase of additional bleachers is not mentioned in 2025. City Manager Leon mentioned that addressing the amphitheater ADA standard would be a priority and when that is completed, focus would return to bleacher purchases.

Commissioner Oster inquired about the possibility of creating a pocket park or green spaces in the areas around Marine Creek. City Manager Leon responded by stating that the city is currently reaching its limit in maintaining the existing larger-than-average green spaces for the community. While the idea is welcomed, they need to carefully consider the necessary equipment and staffing to maintain any new additions.

City Manager Leon concluded and welcomed any additional comments or questions from the Planning Commission.

Commissioner Erickson asked about the potential of using roundabouts in street improvement projects. City Manager Leon mentioned that the topic has come up in discussions, and we would need to assess whether their cost is justified by the current traffic patterns.

No other comments or questions were made.

24-19 **MOTION** - It was moved by Commissioner Wenande and seconded by Commissioner Oster to recommend approval for the draft Five-Year Capital Improvement Plan.

**VOTE:** Voting "Aye" – all members present. Voting "Nay" - none.

**MOTION - PASSED**

**OTHER BUSINESS:**

June 2024 Building Report review. Mr. Mingo stated that June was not as active in permits, but several larger permits are expected to be pulled either by the end of the year or at the beginning of next year.

Commissioner Sime asked why there is no cost to move a house, even though it has a valuation. Mr. Mingo explained that there are logistical considerations behind this and mentioned that he

would discuss it with the Building Official Mr. Homstad and provide a detailed response to the Planning Commission via email.

**ADJOURNMENT:**

24-20 **MOTION** – It was moved by Commissioner Erickson and seconded by Commissioner Bertsch to adjourn at 6:36 PM.

**VOTE** - Voting “Aye” - all members present. Voting “Nay” – none.

**MOTION - PASSED**

Respectfully submitted,

A handwritten signature in blue ink that reads "Dave Mingo". The signature is written in a cursive style with a long, sweeping underline.

Dave Mingo, Secretary